APARTMENTS

REALTY MARKET **NEWS AND COMMEN'**

Plans to Be Drawn for Twelve Story Apartment on 97th St. Next Fifth Ave. Corner.

WESTBURY ESTATE SOLD

One of Finest on Long Island; Held at \$300,000; Jackson Closes Four Deals.

Having recently filed revised plans for a twelve story cooperative apartment house, 100x100, at the northeast corner of Fifth avenue and Ninety-seventh street, the estate of Lloyd S. Bryce has made arrangements for the filing of plana for a similar structure on the site adjoining, 100x100, on the north site adjoining, 109x100, on the north side of Ninety-seventh street, 100 feet east of Fifth avenue. It is believed that the estate has taken this step in order to be on the safe side in case the Fifth Avenue Association succeeds in its campaign to impose further limitations on the height of buildings along upper Fifth avenue.

Shape, Bready and Peterkin, architects, have been commissioned to draw

tects, have been commissioned to draw plans for the proposed structure on Ninety-seventh street, which it is esti-mated will cost about \$600,000 to build. The house on the Fifth avenue corner will probably cost about \$700,000. Both buildings will be of brick and limestone, and will be the outposts in the invasion of upper Fifth avenue by high class apartment houses. The Bryce estate will form the 1160 Fifth Avenue, Inc., in order to carry out the project if the aite shall remain in their possession when building conditions became favor-

HANDSOME ESTATE SOLD.

Pease and Elliman have sold for Mrs. Frances Josephine Pickens and Mrs. Jemie P. Lyle one of the finest estates in the Westbury section of Long Island to a prominent New Yorker, whose name is not divulged. The property consists of twenty acres, with large dwelling, garage, stable, greenhouses, gardener's cottage, &c., and was held at \$200,000. The property adjoins the estates of E. D. Morgan, Harry Payne Whitney, Robert Bacon and Mrs. Williard D. Straight.

JACKSON IN FOUR DEALS.

Daniel H. Jackson has resold to the

Daniel H. Jackson has resold to the Paradise Holding Company for investment 102 and 104 Convent avenue, a five story new law apartment, on plot 72x 100. It has accommodations for thirty-five families and is rented at \$15,000 per apartment, being held at \$110,000. Mr. Jackson bought the house a few weeks ago from Justice Bartow S. Weeks. Recently Mr. Jackson sold to the same buyer the Hudson View apartments at 118 to 122 Haven avenue.

Mr. Jackson has sold to a client of Philip D. Shapiro \$54 Eismere place, near Marmion avenue, a five story apartment, on plot 40x100, held at \$45,000. He has also sold to Feinberg & Bernstein the southwest corner of Home street and Hoe avenue, a five story new law apartment, 42x100. Mr. Jackson has, purchased from Nathan Socol through Benjamin Nauhelm 1487 Edgewater road, near Longfellow avenue, a two story brick two family house, on lot \$2x100.

LEASES INVOLVE \$20,000.000.

In its intensive campaign to enlarge its chain of retail stores, which now number 142 throughout the entire country, the Schulte Cigar Stores Company has closed \$20,000,000 worth of leases in the last sixty days. These leases, which are all for long terms, cover fifty valuable properties in this and other cities, which upon the expiration of the existing leases will be extensively altered and occupied entirely or in part by Schulte retail stores. In some cases the company leased entire buildings with the idea of installing stores and subleasing the remainder of the premises.

East Nineteenth street, to the Shopherd Knlitting Mills; the fifth floor front, 112 heavily morison, and the fourth floor front, 15 west Twenty-sixth street, to L. and C. Baum.

Herbert Hecht and Company leased the first loft at 113 East Fourteenth street to George Hong, who will open a chief of the premises.

Charles G, Keller rented the first loft in the building at 232 Seventh avenue to S. Strachner and Company.

Cushman & Wakefield, Inc., leased of-fices at 2 West Forty-fifth street to the In its intensive campaign to enlarge

BUILD ADDITION.

As the site for an L shaped extension As the site for an L shaped extension to its present building the Dry Dock Savings Institution has purchased property surrounding its home at the southesst corner of the Bowery and Third street. The purchase includes the loft property at 331 and 333 Bowery and the lott 25x22, immediately in the rear of the bank and fronting on Third street. On these properties, which meet each other at right angles, the bank will erect a one story annex to house its vaults. a one story annex to house its vaults and offices. Under the new plans the backing floor will occupy all of the

Peter P. Cappel was the seller of the and 232 Bowery last week from Hous-in A Thomas through the Douglas Rebinson, Charles S. Brown Company.

William Pierre Jockin leased for the

eylor estate the Osborne, eleven and weive story duplex apartment house at he northwest corner of Seventh avenue The lease is for wenty-one years with renewals, and shift the identity of the new control-ing interests is not revealed the struc-ture is to modernized. The house has a frontage of 100.5 feet on the avenue me years with renewals, and and 175 feet on Fifty-seventh street and contains suites of eight, ten and four-ten rooms. There is to be a station of Breadway subway, which runs to

A net lease for fifteen years involving bout \$75,000 on the four for house it lit East Fifty-sixth stress has been stranged by Charles Griffith & Bugene Mown & Co. with the 114 Bast Fiftysixth Street Corporation, which has pre-sixth Street Corporation, which has pre-pared plans for altering the building into small apartments. The Title Guar-antee and Trust Company will aid in P W Jones has sold to W. Fitahugh

hitchouse of this city the McDowell rm at Far Hills, N. J., which has been the possession of the McDowell family many generations. The property ers 130 acres and includes a fine farmhouse and farm outbuildings adjoins the Weish farm, which Mr. Whitehouse bought some years ago, and les near the Leonard Jacob and Richard Whitney estates. The surrounding counas a hunting ground by the Easex Fox Hounds.

FILE PLANS FOR 5TH AV. PLAT.

Plans were filed yesterday for the twelve story apartment house which is to be erected by the Hudeon Investing Company, Inc., at the northeast corner of Fifth avenue and Seventy-second sirect on the property purchased from the heira of the late James Stillman. The construction work is to be done by the Frederick F. French Company, which estimates the cost at \$1,600,000.

NEW COMPANY FORMED. There has been formed at Albany the soi Park Avenue Company, having for directors H. H. and W. A. Pease and P. Miller, to take title to the two dwellings at 504 and 506 Park avenue, owned by Henry H. Pearse. Eventually the present dwelling will be removed and the site, which has a frontage of twenty-seven feet, will be reimmer 2d with a

OTHER SALES IN MANHATTAN WEST END AVENUE-M. H. Tropauer J. P. Day to Offer Varied List has sold the five story and basement dwelling, 25x55, at the southeast cor-ner of Ninety-third street and West End avenue, to a client for investment The property was held at \$50,000.
WEST 156TH STREET—Mitchell A. C.
Levey bought from the A. Z. Realty
Corporation, Mixwell Barnes, president, through Voorhees & Lapp, the

dent, through Voorhees & Lapp, the three five story apartments, 50x99,11 each, at \$12 to 522 West 156th street, held at \$185,000. This is the fourth time the property has changed ownership since March 1.

MADISON AVENUE—T. A. Kavanaugh sold for Theresa M. Felbel to a client for occupancy the four story dwelling on plot 16x81 at 967 Madison avenue, near Seventy-fifth street.

street, held at \$30,000.
WEST 126TH STRETT—Porter & Co.
sold for Matilda C. Teter to Elizabeth
Fitzgerald the four story brownstone
dwelling at 149 West 126th street.

nue, a five story apartment, 37.6x95. CRUGER AVENUE — The Maphattan and Bronx Company, Arthur J. Sessa, treasurer, has bought the two family house, 35x90, 1731 Cruger avenue, Van Nest, through E. C. Ketcham, broker.

\$3D STREET—Louis Schrag sold for
Baldwin E. Hass the three story
dwelling at 55 East 193d street.

BUSINESS LEASES.

Bastine & Co., Inc., as agents, have leased the fourth floor rear apartment, 54 East Thirty-fourth street, to Margar-et B. Shannon; the fifth floor rear, 112 East Nineteenth street, to the Shepherd Knitting Mills: the fifth floor front, 112 East Nineteenth street, to Forrest & Morrison, and the fourth floor front, 15 West Twenty-sixth street, to L. and C. Baum

Cushman & Wakefield, Inc., leased of-fices at 2 West Forty-fifth street to the George F. Lee Coal Company, and offices at 25 West Forty-fifth street to the C. A. Wood Company Spear & Co. leased the first, second and third lofts at \$61 Broadway to the Supreme Hosiery Company, Inc.; the fourth loft at 345 to 351 Seventh avenue to B. Schlag & Son; the store at 359 at 25 West Forty-fifth street to the C.

A. Wood Company.

Spear & Co. leased the first, second and third lofts at 851 Broadway to the Supreme Hosiery Company, Inc.; the fourth loft at 345 to 351 Seventh avenue to E. Sobiac & Son; the store at 355 Sixth avenue to Solomon Schneir; a loft at 45 to 51 West Twenty-fifth street to Cassidy & Dorfman; a loft at 45 to 51 West Twenty-fifth street to Siegel, Levy, Inc.; lofts at 343 to 347 West Twenty-sixth to the Warner Shade and Novelty Company; a loft at 64 to 74 West Twenty-third street to M. Lowenstein Sons, Inc.; a loft at 25 West Nineteenth street to Fradkin, Wasserman & Seltser, and a loft at 25 and 30 West Twenty-fifth street to I. Novak; a cottage on Remington avenue to Fradkin, Wasserman & Seltser, and a loft at 28 and 30 West Twenty-fifth street to the Smart Set Dress Company.

Carstein & Linnekin, Inc., leased Schnilderman.

Carstein & Linnekin, Inc., leased space in 121114-A Broadway to Burner Corporation; 133 East Sixteenth street Corporation; 133 East Sixteenth street to George Borsfeldt, Inc.; 24 and 26 East Twenty-first street to Leo Recht, Isidor Pomerantz, Henry C. Vosz, Casi-mer Germain, Moses L. Becker, Fischer Bros., Bruno Works, Auburn Brush, Mop and Handle Company, Inc., N. E. Superior, Kane & Kramer, Breslow & Shefkowitz, Herman L. Ferensen Superior, Kane & Kramer, Breslow & Shefkowitz, Herman L Fergenson, Alco Garment Company, Inc., Reliance Merchandise Company, Oscar Freund, Lightdaa, Manufacturing Company, Liberty Dress Manufacturing Company, Globe dae. Manufacturing Company. Liberty
Dress Manufacturing Company. Globe
Dye Works, W. J. Brandt, Miller &
Levy; 37 West Nineteenth street to Rexail Dress Company; 1207 Broadway to
Jacob Rice; 395 Broadway to A. Bennett
& Co., Joseph D. Engelsberg, Factory
Methods Company, A. G. Dahrouge &
Son, S. Minkenhof & Co., Theodore Nelson, Charles Sigler, Bloessom Specialty
Company, Paul Pollet, Ashtabula Engine
and Steel Export Corporation, Ernest
T. Forgly; 23 West 119th street to Edith
Meyers, and 450 Fourth avenue to
Frank Presbrey Company.

The same firm also leased space in
The North Shore Building Company
(John M. Riehle) sold a six room house,
40x100, at Marathon Park, Little Neck.
L. I.

The same firm also leased space in the Park Row Building to Frank V. Cooper, Louis B. Boudin, Chauncey H. Crocker, Herbert C. Keith, Sphere Trading Corporation, Julius Wittner, Frank H. Clark, Dashew & Barnett, Marine H. Clark, Dasnew & Harnett, Marine Decking and Supply Company, and with Southack & Ball space to the Fabricated Steel Products Company. The firm also leased space in 3 Park Row to Samuel

Struhl.

Bastine & Co., Inc., leased the fifth and floor rear, 112 East Nineteenth street, to New York and New York Struke. the Shepherd Knitting Mills; fifth floor front to Forrest & Morrison, and fourth floor front in 15 West Twenty-sixth floor front in 15 West Twenty-sixth street to L. & C. Baum. Rice & Hill leased the three upper

Rice & Hill leased the three upper floors at 156 West Forty-fifth street to Harry Bernstein, and a store and basement at 638 Lexington avenue to Ernest Capeci, to be occupied as a drug store. They have also leased for a client the entire building at 265 West Fifty-second street to Henry Dreyer.

Charles G. Keller leased for James Slater the entire building at 431 Sixth avenue to Gray Broa.

M. & L. Hess, Inc., leased the building at 235 West Fortieth street to Ahern & Vaughan; also, in conjunction with S. Geller, the sixth floor at 24 to 35 West Twenty-seventh street to the Schulman Waist Company.

Waist Company.

Waist Company.

RESIDENTIAL LEASES.

The Payson Mcf. Merrill Company leased for Mrs. Edmund A. Hurry to William U. Poet her four story dwelling at 152 Least Thirty-fifth street.

ARDEN ST. 2—Abraham Davis et al. set Uriks Reality Corp et al (amended forecles of mts); alty. J H Zieser 100TH ST. 154 E. Joseph R Milksum et al. set Maria Jones (specific performance); alty. J 1 Berman

large American basement structure. The CHOICE CITY REALTY property is between Sixty-fourth and Sixty fifth streets. WILL BE AUCTIONED

of Properties.

Joseph P. Day will sell at public auction to-day for the account of various executors and owners a large number of vacant and improved parcels of real estate in Manhattan, Bronx and Brooklyn. The sale will begin at noon in the Vesey street salesroom. Veney street salesroe

By order of the Farmers Loan and Trust Company, executors of the estate of the late John Sullivan, Mr. Day will offer the four story dwelling at 41 West Eighth street, between Fifth and Sixth avenues, on plot 23x55x93; the four story teament with street. story tenement with stores at 9 Green-wich avenue, between Christopher and for Theresa M. Felbel to a client for occupancy the four story dwelling on plot 16x81 at 367 Madison avenue, near Seventy-fifth street.

EAST NINETY-SECOND STREET—Pease & Elliman sold for W. L. Rogers, represented by Douglas L. Elliman, to a client for occupancy, the three story dwelling at 57 East Ninety-second street, 20x100, held at \$30,000.

LEXINGTON AVENUE—George W. Brettell sold for Caroline Phrane: the brownstone three story house at 1934 Lexington avenue, 163x61, to James L. Vansant for business purposes.

WEST 204TH STREET — Frederick Brown resold through Louis Block to the Weiss-Lemlein Holding Corporation, 428 West 204th street, near Tenth avenue, a five story apartment house, 50x100, held at \$70,000. The buyers gave in exchange 368 Manhattan avenue, a three story dwelling, 20x50.
WEST 128TH STREET — Frederick Brown resold to the Unique Operating Corporation, 50 West 128th street, a six story apartment, 37.6x100, between Christopher and West Tenth streets, on plot 19.2x57x9 irregular; the building at 322 East Twenty-fifth street, between First and Second avenues, which is a four story brick tenement in front, and a three story brick structure in the rear, 23x88.9.

To close the estates of Alma P. Taylor, John McSherry, James G. McLoughlin, Patrick H. McNulty, George S. Wallow, Lexington avenue, 165x61, to James L. Vansant for business purposes.

WEST 204TH STREET — Frederick Brown resold to the Unique Operating Corporation, 60 West 128th street, a six story apartment, 37.6x100, between Christopher and West Tenth streets, on plot 19.2x57x9 irregular; the building at 322 East Twenty-fifth street, between First and Second avenues, which is a four story brick tenement in front, and a three story brick structure in the rear, 23x88.9.

To close the estates of Alma P. Taylor, John McSherry, James G. McLoughlin, Patrick H. McNulty, George S. Wallow, John McSherry, James G. McLoughlin, Patrick H. McNulty, George S. Wallow, John McSherry, James G. McLoughlin, Patrick H. McNulty, George S. Wallow, John McSherr west in exchange 369 Manhattan avenue a three story dwelling, 20x56; west 128TH STREET — Frederick Brown resold to the Unique Operating Corporation, 50 West 128th street, as ix story apartment, 37.6x100, between Lenox and Fifth avenues, held at \$60,000. William H. Russell and Errol Guy were the brokers.

WEST 122D STREET — The Merit Realty Company sold the three story brownstone dwelling, 18.9x100.11, at 123 West 122d street, to D. Beckerman.

WEST NINETIETH STREET—Capt. N. Taylor Phillips, U. S. A., sold to Anna T. and Carrie L. Covell, the four story dwelling, 21x100, at 18 West Ninetieth sireet, held at \$30,000.

WEST 126TH STREET—Porter & Co. sold for Matilda C. Teter to Elizabeth Fitzgerald the four story brownstone dwelling at 149 West 126th street.

Other parcels are as follows: a three capts are a

OTHER SALES IN THE BRONX.

BRIGGS AVENUE—Morris Sax has sold for Milither Brothers, Inc., the five story new-law apartment house at 2821 Briggs avenue, corner of 197th street, on a plot 75x90, to Herminite Debroussky for investment. It was an all-cash transaction.

IRVINE STREET—Samuel Cowen has sold 590 Irvine street, a two family brick house, 25x100.

HARRISON AVENUE — William R. Adams sold the University Heights partments at tre southeast corner of Harrison avenue and 181st street, a five story building, 91.22x62.93, held at \$100,000, to Morris Culicover. Henry Frucht was the broker.

BATHGATE AVENUE — Eugene J. Busher has sold for the estate of Johanna Gunther 1991 Bathgate avenue, a five story apartment, 37.6x95. CRUGER AVENUE — The Manhattan Company a row of the content of Johanna Gunther 1991 Bathgate avenue, a five story apartment, 37.6x95. CRUGER AVENUE — The Manhattan Company a row of the content o

Realty Trust sold for Alco Building Company a row of ten one family brick dwellings on the south side of Sixty-third street, east of Nineteenth avenue. third street, east of Nineteenth avenue, Mapleton Park, to Joseph Glubok; also similar houses at 2049 Sixty-fifth street and 2135 Sixty-sixth street to Julius C. Bloom and Louis Kiey, tenants.

The McInerney-Kilnck Realty Company sold the three story brick and limestone business and apartment building on the west side of Flatbush avenue 140 feet south of Albemarle road to a client for investment.

Charles Partridge sold to a client for investment the tapestry brick store and apartments at 680 Franklin avenue. Samuel Galitaka sold the two story house on a plot 208x125 at 1299 East Nineteenth street, Flatbush, to a client

Berkshire Realty Company sold a leasehold of \$19,600 covering premises 153 and 155 Washington street.

QUEENS TRANSACTIONS.

Meister Builders, Inc., sold through E. C. Britton three bungalows, on a plot 75x100, at Beach Forty-second street, Edgemere. This completes the sale of all the bungalows built this season by

RICHMOND TRANSACTIONS. Moffatt & Schwab, in conjunction with

Ernst Cossmann of Stapleton, have sold the cottage at 7 St. Julian place, Tomp-kinsville, to Max Finkelstein of New kinsville, to Ma Brighton, S. I.

OUT OF TOWN TRANSACTIONS. The Scarsdale Estates, Robert E. Far-ley president, sold to A. W. Pross a plot on Claremont avenue, Greenacres, Scars-

REALTY GOSSIP.

At the close of the twelfth annual At the close of the twelfth annual convention of the National Association of Building Owners and Managers last week in Philadelphia William Marshall Ellis was succeeded as president by F. L. Swetland of Cleveland. E. M. Horine and H. G. Loomis were elected vice-president and secretary respectively and Lee T. Smith, treasurer of the New York Building Managers Association, was elected treasurer of the national body. Minneapolis, Minn. was chosen as the place for the 1920 convention.

William Braden is reported to be the buyer of the residence of S. W. Andrews

TRANSPERA.

(With same and actions of wrone and formation. It is a proper of the common of the commo

Chanhattan Island, north of 110th street.)

115TH ST. 165 E, n s. 25x100:11—C Geissler
to S Rubsam. West New York. N J, and
ano, as trustees. June 7; stys. Prince
& Nathan, 12 Cedar st.
120TH ST. 15 E. n s. 20.8x100.10—Monmouth Holding Ce to Edw and Hannah
Yunesker, 112 E 120th st. nutg \$3,000,
all Hens, June 16; atty, E R Apfel, 27
Liberty S June 15; atty, E R Apfel, 27 Yunsher, all liens, June 16; atty, E R Apfel, 27 Liberty st. 1100
fOUNT MORRIS PARK WEST, 12. w s. 25.11 n 121st st. 25.718—W J Robinson to Marie H, his wife, on the premises, one-half part, all liens, June 17; atty, Moyer Levy 165 Bway.
121D ST, n s. 458.4 w Lenox av. 18.5. 100.11—N Y & Suburban Cooperative Bidg & Loan Assn to Hy A Jaffin, 5 W 112th st. all liens; atty, Robt H Bell man, 2504 2d av. 1 w 7th av. 15.7x10
—Same to same, b and s. all liens, Jun 16; atty same. Same to same, b and s, all liens, June 16; atty same. 1216 w 7th av, 15.7x100—Same to same, b and s, all tlens, June 16; atty same. 15.0x100—Same to same, b and s, all tlens, June 16; atty same. 15.0x100—Same to same, b and s, all liens, June 16; atty same. 15.0x100—Same to same, b and s, all liens, June 16; atty same. 15.0x100—Same to same, b and s, all liens, June 16; atty, L T & T Co, 160 Broadway. 15.0x100—Same to same to the same June 18: atty, L T & T Co, 150 Broad-way \$100 123D ST, n s. 1843 w 7th av. 15.9x100— Same to same, b and s, all liens, June 15: atty same. \$100 123D ST, 207 to 215 W, n s. 100x78.1x irreg—Peter Dahl to Jas L Van Sant, White Plains, N Y, mtg \$28,500, all liens, June 18: atty, M F Johnson, 111 Broad-way \$150

June 15; atty. J J Berman, 346 Broadway.

XV. 510.

TRINITY AV. 536, e. s. 25x75.5x25x74.5Elten T Cowan to Geo Kleid. 563 Hunts
Point av. mtg \$11,000. June 16; atty. M
Gold. 299 Bway.

EAGLE AV. 571, w. a. 25x100-Magdalene
Messere-Schmidt to Jennie Tackney. 255
E 135th st, June 16; atty. O E Davis.

\$219 3d av.

SAME PROPERTY—Jennie Tackney to
Pauline Kaplan. 701 St Nicholss av. mtg
\$2,250. June 16; atty. O E Davis. 2210
\$24 av.

\$100

Corp. 17 Works a control of the cont

Hankers Itus.
Co. trus. atty. N Y Title & Mig Co. 185
Hway
Co. trus. atty. N Y Title & Mig Co. 185
Hway
CAMBREILENG AV. 2474; also Hesth av.
3050-Robt W Maloney, trus. to Graham
L Van Daun, 357 W 141st st; atty.
Graham L Van Daun, 257 W 141st st;
two assignmis.
ITREMONT AV. n s. 100 e Clinton av. 48.6x
145-Alice E Paulsen to Jacob V Paulsen. 130 Chester et. Mt Vernon, N. Y.
and ano; atty. D Mathewson, 55 Liberty
st. 12

SATISFIED MORTGAGES. Manhattan,

[AT 14 VESEY STREET.]

[AT 14 VESEY STREET.]

By Joseph P. Day.

\$TH AV, 588-590. e. s. 52.11 s. 25th st. 26.4

\$54. two 2 story into and stores; also
COOPER SQ. 22. w. s. 228 n 4th st. 22x

abt 148-6x irreg. 6 story loft and store;

also
MACDOUGAL ST. 138, n. s. cor 2d st (101195). 20x5s. 2 and 4 story into and
stores; also

TH AV 441-443, n. s. cor 2dth st. 27x39,
4 story hotel; also
14TH ST. 140 E. s. 158.4 w 3d sv. 20.10x
116.2x irreg. 5 story loft and store
J M Hyman et al vs M L Morris et al;
A Recthers, atty; partition; adjourned

10 Oct 1.

By Henry Brady.

to Oct I.

By Henry Brady.

100TH ST. 225 E. n s. 275 s 2d av. 25g 100.5, 4 story int and stores—R L. Harrison et al. trusters, vs. Hyman Claman et al: Harrison, I. S. B. attys; due on judgment, \$2.636.21, taxes, &c. 146s.10 and to the plaintiff.

105 NT, 105-100 W. n s. 100 w Lenox av. 106x95.11, a story apt and atores—N Y Ti. & Mig Co vs. E M Watterson

Your Present High Cost of Living Can Be Reduced

If you will co-operate with us in our Collective Ownership Plan, which insures you against Rental Increases.

We Have Apartments For October 1st Occupancy At Jackson Heights

where we are now selling 5-room and bath apartments in modern colonial houses on 25th St., in Jackson Heights, Borough of Queens, 22 minutes from Grand Central Station, with additional service after January 1st, via the B. R. T., Broadway Subway, 60th St. tunnel.

Our Collective Ownership Plan

offers three selling plans from which you may select the one you can best afford, and make an immediate start on the road to Landlord independence. \$500, \$1,000, \$1,500 or \$2,000 cash is required. Begin now to convert worthless rent receipts into tangible assets. Be an owner, a landlord, not a tenant. You are invited to make a personal inspection of the apartments. To visit Jackson Heights by most convenient route take Subway to Grand Central, transfer to Queensboro Subway (Corona Line) to 25th St. Station.

For further details call or write

The Queensboro Corporation

Manhattan Office 50 E. 42d St., Cor. Madison Ave.

Jackson Heights Office Opposite 25th St. Subway Station Telephone Newtown 2251

AT LAKE MAHOPAC

CALIFORNIA BUNGALOWS
situated in most beautiful section, near
New York; permanent water rights.
Only one hour and fifty minutes from
New York.
If you are looking for a bungalow where
you can have all conveniences, this is the
place; easy terms.

Mahopac Point Corp., 1 Madison Av.

tractive surroundings, with all city improvements, at Larchmont, within a few
minutes' walk of the station and forty
minutes of New York.

SYLVESTER FROHOCK,

Madison Av., N. Y. City. Tel. 2077-Gremercy

Kingsland, to Mary J Kingsland, legates of Wm M Kingsland; attys, Foster & T. or with a kingsland, attys, Poster & T.

141 Bway.

93TH ST. 12 W-Mary Feldscher and ano.

exts Hy Feldscher, to Henry Pops, 112

5th av; atty, Title Guar & T A. 114

Bway.

5000

(Borough of The Bronx.) BERGEN AV. n w cer Rose, 50x87—Pau-line Gumbher to Ignats Melxler, 1105 Madison av; atty, J 1 Weiner, 1452 Bway CRESCENT AV, 595-561—Egbert L Brady to Wm Austin, 91 Fletcher av, Mt Ver-non, N Y; atty, L 8 Marx, 116 Nassau non. N Y; atty, L S Marx, 116 Nassau RYER AV, w s. 25 n 180th st. 25x52-Mary A Pratt and ano to Hy Seth. 50 Evergreen pt. East Orange. N J; atty. Hy Seth. 147 4th av. \$5,000 Minvord Pt. w s. 225x17x25,2x100-Duane S Everson to Geo E Sealy, 2356 University av. atty. G E Sealy, 2356 Contained at. \$500 PROSPECT AV. s. e. cor. 178th st. 190x50-Bankers Trust Co. trus. 10 Bankers Trust Co. trus. atty. N Y Title & Mig Co. 155 Co. trus. atty. N Y Title & Mig Co. 155 Co. 150 Co.

EXCEPTIONAL LOCATION 150 NASSAU STREET (Cor. Spruce Street)

Adjacent to City Hall Park and Brooklyn Bridge. ALL OR ANY PART OF SECOND THIRD FOURTH FLOORS FIFTH Basement and Sub-basement.

6500 to 7000 feet on each floor. Suitable for offices of large corpora-Negotiations invited. THE FRANK A: MUNSEY COMPANY

LONG ISLAND REAL ESTATE FOR SALE

Forest hills Gardens:

15 Minutes from Penna. Station 1800 Houses and Villa Plots For Sale. SAGE FOUNDATION HOMES CO. 47 W. 34th St., or Forest Hills, L. 1.

WATER FRONT LOT FOR SALE AT BELLMORE, L. I. J. J. BEDELL, P. O. BOX 5. WONDERFUL BARGAINS-Handsom WONDERFUI. BARGAINS—Handsome Bungalows and Houses of every description, every section of Bogota Leonias Morsemere. Teaneck and West Engleweed beautiful grounds \$0x120 price \$4.000 to there 150x200, many others some for rent, every improvement; easy terms; near schools, churches, stores, rallruads, troiley, Hudson Tube and movies. Comunicate as once RAYMOND MOORE, West Englewood, New Jersey, Telephone Englewood 1513M. HEAUTIFUL QUEEN ANNE COTTAGE, it rooms, 2 baths, 1 scre of ground near Montciair; garage; beautiful lawn, shrub, etc., sunken garden, water, gas and efectivic fitting; short distance to railroad size tien; \$7.000.00 cash, balance casy terms, RHOADES, 181 West 24th St. Greeley 2242.

REAL ESTATE FOR SALE,

SUBURBAN HOME

Two family Cottage, South Yonkers, auditud little home for investment of 060; mortgage \$5.000, at 5%; rent of if will carry it. J ROMAINE BROWN 1, 498 South Broadway, Yonkers. FOR SALE OR RENT.

FOR SALE OR RENT. FURNISHED—Beautiful summer residence in Thousand Islands. Hardwood floors throughout feur bathrooms. Billiard roum, wide verandabs, island I is acres; tennis, fishing, swimming hoating, golf links vicinity. MRS DAVIS.

FARMS FOR SALE A \$500 PAYMENT secures small village farm, balance like rent, apple trees in full Scaring; five room model farm house in course of construction; village water; electronic walk station, Address

CITY REAL ESTATE

HESS Business Property

HOUSES FOR THE SUMMER COTTAGE in Lake Placid, nve ped, come: all modern improvements; price 500 for season. Apply Box 311, Lake Pa-FOR RENT In the Adirendacks, Pieto Camp, Mountain View, Franklin Courte, New York, U. L. PIERCE, 1922 Univer-

et al; H M Beilinger, atty: due on judgement, \$114,960.68; taxes, &c. \$10; with drawu. By J. H. Mayers, By J. H. Mayers.

BIVINGTON ST. 208 m. Chi e Leats \$1,
17.11x100, 6 sty int and strei artion 7—
Francis Asbury Palmer Finnt w Chis
charges et al., Richard Kells, atty che
on judgment 15.158.57; taxes &c. 170;
adjourned to June 15.
BIVINGTON ST. 212, n. 5.51 e Lewisent
27.11x100x27.10x100 6 sty int and stone;
action 2—Same vs same same atty che
on judgment 12x,202.77; taxes, \$12; unfourned to June 15.

[AT 3208 THIND AVENUE]

By Joseph P. Day.

By Joseph P. Day.

OTH ST. p. w. cor Townsend av. 108.12

1514. vacant—Realty Operating Co. va.

Adroit Bids to et al: F & Durkand, aftylduc on Judgment, \$22,08.71; taxes

\$1.075.89; sold to the plaintiff, 120110